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City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF
JUNE 30, 2020

JAMES W. RIBBRON
Director

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

The Telephone Numbers Are:
(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: June 23, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

9:15 a.m. **CASE NO.:** 15-20 aka BZA 2020-00009

APPLICANT: TIMOTHY FLINTOFF

LOCATION: 2225 Wabash between Michigan and Dalzelle in an R2-H Zone (Two-Family Residential District-Historic)-Council District #6

LEGAL DESCRIPTION OF PROPERTY: W WABASH N 18 FT 33 S 14 FT OF N 32 FT OF E 81 FT 33 SUB OF GODFROY FARM L1 P132 PLATS, W C R 10/24 32 IRREG

PROPOSAL: Timothy Flintoff request dimensional variances to construct a 1,348 sq ft Two-Family home on a 3,680 sq. ft. lot (BY-RIGHT) in a R2 Two-Family Residential District. This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks; Excessive lot coverage, Deficient Lot width and deficient lot area. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

9:30 a.m. **CASE NO.:** 16-20 aka BZA 2020-00008

APPLICANT: TIMOTHY FLINTOFF

LOCATION: 2221 Wabash between Michigan and Dalzelle in an R2-H Zone (Two-Family Residential District-Historic)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: W WABASH S 14 FT OF N 32 FT OF W 60.18 FT 33 S 18 FT 33 SUB OF GODFROY FARM L1 P132 PLATS, W C R 10/34 18 IRREG

PROPOSAL: Timothy Flintoff request dimensional variances to add a 567 sq. ft. addition to an existing 647 sq ft structure on a 3,366 sq. ft. lot (BY-RIGHT) in a R2-H Zone Two-Family Residential District-Historic. This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks. Deficient lot width and deficient side yard setback. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:30 a.m. **CASE NO.:** 14-20 aka BSEED SPR2019-0009

APPLICANT: BRIAN HURTTIENNE

LOCATION: 7250 Mack Ave. between E. Grand Blvd. and Field in a R5 Medium Density (Residential District)- City Council District #5

LEGAL DESCRIPTION OF PROPERTY: S MACK PT OF PC 678 BOUNDED BY E GRAND BLVD ON W, MACK AVE ON N, FIELD AVE ON E, AND E PRESTON ST AS EXT ON S, EXC N 255.1 FT OF W 190.73 FT THEREOF 164.48 IRREG 87,132 SQFT SPLIT ON 12/11/2019 FROM 15000266.;

PROPOSAL: Brian Hurttienne request dimensional variances to construct One Mixed-Use building totaling 30 Multi-family Dwellings and 2,623 sq. ft. of medical clinic space and three townhouse buildings with 1 Townhouse units; with accessory parking approved w/condition by BSEED ((PIN 15000266.001 and 15000266.002)(SPR2019-00091)(BY-RIGHT) in a R5 Medium Density Residential District. This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks; Front and side yard setbacks for both mutli family dwellings and townhouses. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

11:30 a.m. **CASE NO.:** 13-20 aka BSEED SLU2019-00083

APPLICANT: BASSAM HAMOOD

LOCATION: 19646 W. Warren between Plainview and Auburn in a B4 zone in a (General Business District)- City Council District #7

LEGAL DESCRIPTION OF PROPERTY: N WARREN 319&318 SLOAN-WALSH WEST WARREN SUB L41 P56 PLATS, W C R 22/266 43 X 100

PROPOSAL: Bassam Hamood requests a waiver of spacing variance to establish Used Goods Dealer approved w/conditions in BSEED (SU2019-00083) in an existing 3,055 sq. ft. building in a B4 zone (General Business District). This case is appealed because after a public hearing, a variance may be granted by the Board of Zoning Appeals based on the approval criteria of Section 50-4-121 of this Code in the following instances: Variance of spacing/locational regulation. Except when an administrative adjustment may be granted, excluding all adult uses, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Section 50-12-127 of this Code in accordance with the procedures in Section 50-12-135 of this Code. There are three (3) existing regulated uses within 1,000 radial feet; 19501 W. Warren – 590 ft, away; 20101 W. Warren 750 away and 19403 W. Warren 920 ft. away. (Sections 50-4-132. - Other variances and 50-4-121 Approval Criteria.)AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: July 14, 2020
VIII. **ADVISEMENTS / OLD BUSINESS**
IX. **MEETING ADJOURNED**